



# ESSEX FINANCIAL GROUP

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*Adding value with strategic creativity combined with long-term relationships*

## Articles from CREJ | March 16 - April 5, 2011

### Finance

Jennifer Hayes

Essex Financial Group arranged a \$9.2 million refinance loan, part of \$17.2 million in financing recently closed by the firm.

Ed Boxer of Essex Financial Group arranged the loan to refinance the Copper Terrace apartment community in Centennial.

A Fannie Mae DUS lender provided the nonrecourse loan, which has a long-term “competitive” rate and loan term as well as an initial five-year, interest-only period.

Copper Terrace LP was the borrower.

Constructed in 1997, Copper Terrace comprises 168 units. The property is located at 6500 S. Dayton St.

Essex Financial Group also arranged an \$8 million loan for a King Soopers-anchored shopping center.

Mike Jeffries of Essex Financial Group closed the refinance loan, which was provided by a Midwest life insurance company.

The nonrecourse loan features a “competitive” long term interest rate and loan terms. The 110,745-square-foot Sunrise Shopping Center is located at 1620-1692 30th St. in Boulder.

At the time of the loan’s funding, Sunrise Shopping Center was 100 percent leased. The center was constructed in 1983.

Sunrise Center Partnership LLP was the borrower.

